

**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

October 28, 2015

The meeting was called to order at 4:01 p.m. by Chair Barbara Thomas at 3600 Constitution Blvd., West Valley City, Utah.

WEST VALLEY CITY PLANNING COMMISSION MEMBERS

Brent Fuller, Jack Matheson, Clover Meaders, Barbara Thomas, Latai Tupou, Martell Winters, and Harold Woodruff.

WEST VALLEY CITY PLANNING DIVISION STAFF

Brock Anderson, Bradley Jeppsen, Jody Knapp, Lee Logston, Steve Pastorik, and Brenda Turnblom

AUDIENCE

Approximately ten (10) people were in the audience

GENERAL PLAN CHANGE APPLICATION

GP-1-2015

West Valley City

Update to the General Plan

City staff is requesting an update to the City's General Plan which was last adopted in January of 2009. This update was prepared in part to meet the goal found in the current General Plan to update the Plan every 5 years. As a reminder, a General Plan is required by State Code and is an advisory guide for land use decisions. At a minimum, a General Plan must include elements on land use, transportation and moderate income housing.

Many changes have occurred in the City since 2009 that have made the General Plan update necessary. Significant transportation improvements like the widening of 3500 South, the completion of light rail transit, the construction of the Mountain View Corridor, the extension of 6400 West, the construction of 2400 West and the construction of Cultural Center Drive have occurred. Major developments have been or are being built including the ARA Industrial Center, 201 Commerce, Valley Fair Mall renovation, Embassy Suites and approximately 1,750 new dwelling units. City population during this time has grown by nearly 10,000 people.

The goal of the update was to be in between a major overhaul/rewrite and a touch-up of facts and figures. As such, the same chapter headings and many of the goals from the 2009 document carried over into the proposed document. Below is a brief summary of the contents of each chapter:

- Chapter 1: Introduction – Historical context, state of the City information and population projections
- Chapter 2: Administration – Update process, purpose and authority of the General Plan, changes to the General Plan and General Plan document organization
- Chapter 3: Land Use – Guiding principles for land use and sections for all opportunity areas which include Metro River Trail LRT Station, 4100 South, Decker Lake, Northwest, 3500 South, 5600 West and Redwood Road
- Chapter 4: Economic Development – Fiscal health including revenue growth and revenue diversity and quality of life addressing education, income, jobs and access to goods and services
- Chapter 5: Urban Design – Development intensity, commercial development quality and maintenance and civic improvement quality
- Chapter 6: Existing Neighborhoods – Staffing and department coordination, education, property maintenance, beautification and enhancement and single family neighborhood integrity
- Chapter 7: Housing – Housing value and affordability, aging population and housing quality and maintenance
- Chapter 8: Community Facilities – community growth and public safety and storm water management
- Chapter 9: Parks, Recreation & Culture – Maintaining the park level of service, park maintenance, expanding the trail network throughout the City, natural open space, recreational opportunities and cultural and historic resources
- Chapter 10: Transportation – Planned roadway and transit improvements, existing roadways, non-motorized transportation, Bike Plan and Major Street Plan
- Chapter 11: Implementation – A table summarizing all of the action items from Chapters 1 – 10.

- Appendices – Includes the Moderate Income Housing Plan, Fairbourne Station Vision, Hunter Town Center Plan and other reference material.

The guiding land use principles from Chapter 3 are new to this edition of the General Plan and are worth mentioning here:

1. The City should preserve and enhance its existing single family neighborhoods.
2. The City should encourage industrial and office development to promote revenue and job growth.
3. Instead of rezoning more ground for retail, the City should encourage new retail development on existing vacant ground zoned commercial and on aging and/or underdeveloped retail areas.
4. The City should encourage transit oriented development (TOD) in strategic locations.
5. The City should promote a greater balance of housing by encouraging higher value housing on larger lots.

The General Plan map or future land use map was also updated together with the document. The most notable changes include:

- Changing remaining property anticipated for single family development to large lot residential
- Designating uses like schools, churches and government buildings as community uses
- Designating utility properties owned by entities like Granger Hunter Improvement District, Rocky Mountain Power and Questar as utilities
- Changing the heavy industrial designation along the north side of SR-201 between 5600 West and 7200 West to light industrial
- Scaling back density and proposed transit oriented development (TOD) along major streets
- Adding a new road at approximately 2400/2500 S between 5600 West and 7200 West

Attached to this report is a timeline that outlines the process that lead up to the creation of the proposed General Plan. While the public outreach effort was not as extensive as the last update, staff hosted seven well attended meetings where residents and business owners were invited to provide feedback on each of the seven opportunity areas. In addition to these meetings for the public, staff met with the City Council over twenty times since the beginning of the process at the end of 2013 to discuss a variety of General Plan topics including: lot size and housing standards, 4100 South, Redwood Road, existing neighborhoods, chapter and map draft reviews and the Moderate Income Housing Plan. The Planning Commission was also involved in the initial kickoff meetings where a survey on land use topics was done and in the meetings where the chapter drafts and map draft were reviewed.

Staff Alternatives:

1. Approval of the proposed General Plan update.
2. Approval of the proposed General Plan update subject to changes as recommended by the Planning Commission during the public hearing.
3. Continuance, for reasons determined at the public hearing.

Discussion: Commissioner Fuller commented that traffic will be affected as Mountain View Corridor is extended into our City. Steve Pastorik responded that as Mountain View Corridor is constructed further north, there will be an increased volume of traffic at intersections such as at 3500 South and 4100 South. Chairman Thomas asked if the extension of 6200 South to U-111 is fairly imminent. Steve said that 6200 South now terminates at Mountain View Corridor. Funding for the extension of 6200 South to U-111 is already in place and the extension should be

completed, if not next year, within the next couple of years. Chairman Thomas would like the City to be involved in some quality of life issues that affect us: Education and how our schools rank with other schools in the County is a concern that she would like forwarded to the City Council. Chairman Thomas would also like to partner with the Health Department to solve problems such as noise, dust, and weeds that could be handled at a City level. The senior population is going to increase. We want to make sure we have proper housing for them within the City. Commissioner Thomas also likes the idea of flex lanes.

Commissioner Matheson thanked Steve Pastorik and his team for the time they have put into developing the General Plan.

Motion: Commissioner Meaders moved for approval.

Commissioner Fuller seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Tupou	Yes
Commissioner Winters	Yes
Commissioner Woodruff	Yes
Chairman Thomas	Yes

Unanimous - GP-1-2015 - Approved

CONDITIONAL USE APPLICATIONS

C-50-2015

SilencerCo

5511 S 6055 W

M Zone (1 Acre)

The applicant, SilencerCo, is requesting a conditional use amendment for a parking lot expansion for the property located at 5511 South 6055 West. The property is zoned Manufacturing (M) and the West Valley City General Plan designates this area as Light Manufacturing. The surrounding zone is residential to the east in Salt Lake County (Kearns) and the remaining sides are Manufacturing. The surrounding land uses include Hanson Precast to the west, vacant land to the north and south and residential homes to the east.

This site was originally developed as a Durrants Crown Bakery in 2005 (C-36-2005). SilencerCo took over the building in 2008 and began manufacturing and distributing gun silencers. Their operations were expanded in 2013 with a 30,000 sq. ft. addition to the building (C-12-2013). At that time they requested a parking reduction due to the largely automated and computerized operation of the equipment. However, since that time the business has further expanded and they are now finding that the parking is inadequate. Therefore, they would like to expand to the south and add an additional 79 parking spaces.

This parking lot must comply with all of the standards set forth in the WVC Municipal Code. Therefore, all double loaded aisles must include landscaped islands and trees. The perimeter setbacks shall also

include landscaping with trees planted at a ratio of one tree for every 300 sq. ft. of gross landscaped area and 50% live plant material. Also, the lighting for the parking lot shall be installed so it complies with the standards set forth in the WVC Municipal Code and does not negatively impact the adjacent residential uses.

The park strip adjacent to this site also contains trees. These trees begin at 5400 South and continue along to this property and end at the southern edge of the building. In order to create a consistent streetscape Staff recommends that these street trees continue along the remaining frontage of this project as well.

The east portion of this site includes a large berm that was originally constructed as part of the adjacent concrete batch plant use. This entire berm must be landscaped with trees, one every 30', and 50% live plant material. The landscaping plan currently shows trees, shrubs and native seed mix. The entire area must be free of weeds, irrigated and maintained.

Landscaping on the north side of the building was also a requirement of the expansion in 2013 but it is yet to be completed. The applicant has indicated that they are planning on another building addition so they wish to defer that requirement along the north side. Staff feels that it would be appropriate for landscape mulch (rock or wood chips) to be used in the interim and postpone any live plantings until such a time that the building is expanded. There is also some outside storage of pallets, a storage container, and other equipment in this area that will need to be removed or screened from public view.

Staff Alternatives:

Approval, subject to the resolution of any issues raised at the public hearing, and the following conditions:

1. Parking lot landscaping shall be completed per the approved plans and in accordance with WVC Municipal Code.
2. The berm along the entire east side of the site must be landscaped by June 1, 2016. The landscaping shall be free of weeds, irrigated and maintained. Along the top of the berm there must be at least one tree planted every 30' and at least 10% live plant material. The remaining unplanted areas shall contain rock or bark mulch.
3. The north side of the site shall be finished with a minimum of 4" of landscape mulch.
4. Any outside storage must be located on an approved surface and screened from public view.
5. Trees shall be planted in the park strip at a ratio of one every 25', along the entire frontage of the site.
6. All additional requirements of affected departments and agencies must be met.

Continuance, to allow for the resolution of any issues raised at the public hearing.

Applicant:

Russ Naylor
1155 E Wilmington Ave.
Salt Lake City, UT

Discussion: Russ Naylor said SilencerCo is one of the fastest growing companies in the State and they are excited about expanding their business. SilencerCo expects to expand the north side

of their building in the future and is agreeable with the conditions the City has set in place. Several others from SilencerCo and the Contractor were present to answer questions.

Jody Knapp provided the Planning Commission with some additional information regarding the history and the previously approved landscape designs for the berm along the east side of the site. Condition #2 was clarified and updated to reflect this information.

Commissioner Fuller asked if calculations for parking needs included the additional space they are looking to build. Jody said it was not included. Additional parking needs will be evaluated when the future expansion is reviewed.

Motion: Commissioner Winters moved for approval subject to the six conditions, including updated condition #2 as read by Jody in the presentation.

Commissioner Matheson seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Tupou	Yes
Commissioner Winters	Yes
Commissioner Woodruff	Yes
Chairman Thomas	Yes

Unanimous - C-50-2015 – Approved

C-51-2015

Autobahn Imports

2675 W 2375 S

M Zone (1.24)

The applicant, Mohamed Alfaily of Autobahn Imports, is requesting conditional use approval for auto sales at 2675 W 2365 S. The zoning for the property is M, Manufacturing. The West Valley City General Plan designates this area as light manufacturing. The surrounding zoning is also Manufacturing. Adjacent uses include a reception center and a variety of light manufacturing and office/warehouse businesses.

There are two buildings on the property. The applicant will operate out of the west end of the building that faces 2365 South. All business will be done by appointment only. Appointments will generally be scheduled between the hours of 10 a.m. to 7 p.m., Monday through Saturday.

The applicant plans to have five to six cars for sale at a time, all of which will be kept inside the building. No automobile repair, servicing, washing or detailing will be done on site. There will be no outside storage allowed as part of this business. The minimum number of parking spaces required for this use is five (5). The stalls will need to be re-stripped. Any signage for the business must be in compliance with the West Valley City sign ordinance.

The original Conditional Use approval for the site was in 1985, ZC-19-1985. Currently, the landscaping on the site is deficient of most of the trees and shrubs that are shown on the original plan. The landscaping will need to be replaced per the plan.

Staff Alternatives:

Approval, subject to the resolution of any concerns raised at the public hearing, as well as the following conditions:

1. No automobile repair, servicing, washing or detailing will be done on site.
2. There is to be no outside storage of any kind permitted for this use.
3. The parking stalls on the site shall be re-stripped.
4. Landscaping on the property shall be completed per the original C-19-1985 landscape plan and installed by June 1, 2016.
5. All requirements of affected departments and agencies must be met.
6. Any new signage shall meet all regulations contained in Title 11 of the West Valley City Code.

Continuance, to allow for the resolutions of any issues raised at the public hearing.

Applicant:

Mohammad Alfaily, Manager
1325 East Wilmington Ave.

Applicant:

Ali Alfaily
1325 East Wilmington Ave.

Discussion: Commissioner Thomas asked Mohammad Alfaily if he understands there is to be no repair or auto detailing work done on the property and that the parking needs to be restriped. Mohammad Alfaily said he understands and that the landscaping that needs to be brought up to code should not be a problem. He and his brother will be 50/50 partners of the mostly internet sales auto business. They both have 9-5 salaried work which they can step away from to do the auto sales. The auto sales business is more of a hobby. The cars for sale will be higher end cars. That is why they want to store them indoors. Commissioner Thomas asked if the cars will be delivered by truck or driven individually. Mohammad Alfaily responded cars will be driven individually. Ali Alfaily said the building is divided into 5 spaces. Their office space is not the one highlighted on the PowerPoint presentation. It is adjacent to that space.

Motion: Commissioner Woodruff moved for approval subject to the six conditions listed in the staff report.

Commissioner Tupou seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Tupou	Yes
Commissioner Winters	Yes
Commissioner Woodruff	Yes
Chairman Thomas	Yes

Unanimous - C-51-2015 - Approved

C-52-2015

Ensign Engineering

2195 S and 2242 S Presidents Dr.

M Zone (14.8)

The applicant, Cameron Duncan with Ensign Engineering, is requesting a conditional use amendment for an office/warehouse project at 2195 S. and 2242 S. Presidents Dr. This property is zoned M, Manufacturing, and the West Valley City General Plan designates this area as Light Manufacturing. This project is part of the overall 78 acre Presidential Business Park (C-27-1994) project and is bordered by Bangerter Highway to the west and UT Hwy 201 to the north.

This project will contain four (4) buildings ranging in size from 42,470 square feet to 36,000 square feet. There is another location for a possible office building that would be reviewed at a later date and is not part of this application.

The buildings will be constructed of tilt up concrete that will be painted two colors. The design will be similar to the existing buildings located throughout the business park. The office portions of the building are directed towards to the street frontages and are enhanced with large windows with a sign panel and column like features at the entrance of the buildings. This facility is not required to meet the Commercial Design Standards due to the use being limited to a manufacturing zone.

The landscaping required on site is 5% and the applicants have provided 15-20%. The west edge of the property is located within the Bangerter Highway Business Park Overlay Zone. The Code states that trees are required within this frontage at a ratio of 6 per 100'. The applicant is proposing 4 trees per 100', which is consistent with the existing frontage of the business park. During the study session the Commission suggested that some shrubs could also be added in this area to increase the density of plantings if additional trees were not provided. There are several locations along the frontage that have shrub areas provided so this would provide for a consistent streetscape along this frontage. The west side of the site is also secured with a 6' wrought iron fence. This fence shall remain painted and maintained. Additional landscaping will be provided throughout the setback areas, along the perimeter of the buildings as well as throughout the parking areas as outlined in the City code.

A lighting plan must be submitted that complies with the standards set forth in the West Valley City Code. If dumpsters are located throughout this area and they will all be secured within a 6' masonry enclosure and may require additional landscaping to help further screen them from view. Any mechanical equipment proposed on site or on the building shall also be properly screened from view per the standards set forth in the West Valley City Code.

Several new access points have been requested. The WVC Traffic engineer expressed some concern with one access in particular that was part of a parking expansion project in 2012 (PR-10-12). Therefore, the exact locations and spacing of the access points must be further reviewed and coordinated with the WVC Traffic Engineer. A possible sidewalk location along Presidents Dr. must also be reviewed.

Staff Alternatives:

Approval, subject to the resolution of any issues raised at the public hearing and the following conditions.

1. The building and site must be constructed per the approved plans.
2. There must be adequate parking on site for the proposed tenant mix.
3. The landscaping must be completed per the approved plan and in accordance with applicable standards in the West Valley City Municipal Code.
4. All signage must comply with the West Valley City Sign Ordinance.
5. All lighting shall be designed per Title 7 and installed in accordance with the approved lighting plan.
6. All dumpster locations shall be completely secured with a 6' masonry enclosure.
7. All mechanical equipment on site must be properly screened.
8. Must meet requirements of all effected departments and agencies, including but not limited to the WVC Traffic Engineer.

Continuance, to allow for the resolution of any issues raised at the public hearing.

Applicant:

Willis Boyd
3739 W 2270 S
West Valley City

Discussion: Willis Boyd, Developer and Owner of Presidential Business Center, said this is next to the final phase of this business center. He has worked closely with Jody Knapp and is agreeable with all of the conditions supplied in the staff report. Commissioner Matheson complimented Willis Boyd on the well-kept appearance of the business park. Willis Boyd said the credit is due to his on-site property management team. Commissioner Matheson commented that McKinley is spelled wrong on the drawing.

Motion: Commissioner Fuller moved for approval subject to the eight conditions listed.

Commissioner Meaders seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Tupou	Yes
Commissioner Winters	Yes
Commissioner Woodruff	Yes
Chairman Thomas	Yes

Unanimous-C-42-2015- Approved

PLANNING COMMISSION BUSINESS

Approval of Minutes for October 7, 2015 (Study Session) **Approved**

Approval of Minutes from October 14 (Regular Meeting) **Approved**

Approval of Minutes from October 21, 2015 (Study Session) **Approved**

There being no further business, the meeting adjourned at 4:30 p.m.

Respectfully submitted,

Brenda Turnblom, Administrative Assistant